



Socioeconomic Prosperity Focus Area Housing Element

Prepared for the Housing Policy Work Group Meeting - July 22, 2011, by the Plan Tucson Team, Planning and Community Development Division, City of Tucson Housing and Community Development Department,

Note: *This is a working document that may be further refined as Plan Tucson proceeds and additional information and input is obtained.*

I. Introduction

This working document presents background information on housing in Tucson with the objective of providing a basic foundation for the discussion of housing policies for inclusion in Plan Tucson, the City of Tucson's new General Plan now underway.

*"Housing quality and affordability affects households and neighborhoods, and is a major contributor to what makes a City function well. Housing that is safe and affordable is crucial to a healthy vibrant community. Without it, there is an increase in homelessness, public assistance and criminal behavior, as well as a decline in educational performance and proper nutritional health." **City of Tucson, Affordable Housing Strategies, Fiscal Years 2006 -2010***

II. The Basics

Working Definition for 'Housing': Housing is temporary or permanent shelter that serves as a primary residence where day-to-day activities take place. At a minimum, housing should be safe, decent, and affordable to its occupants.

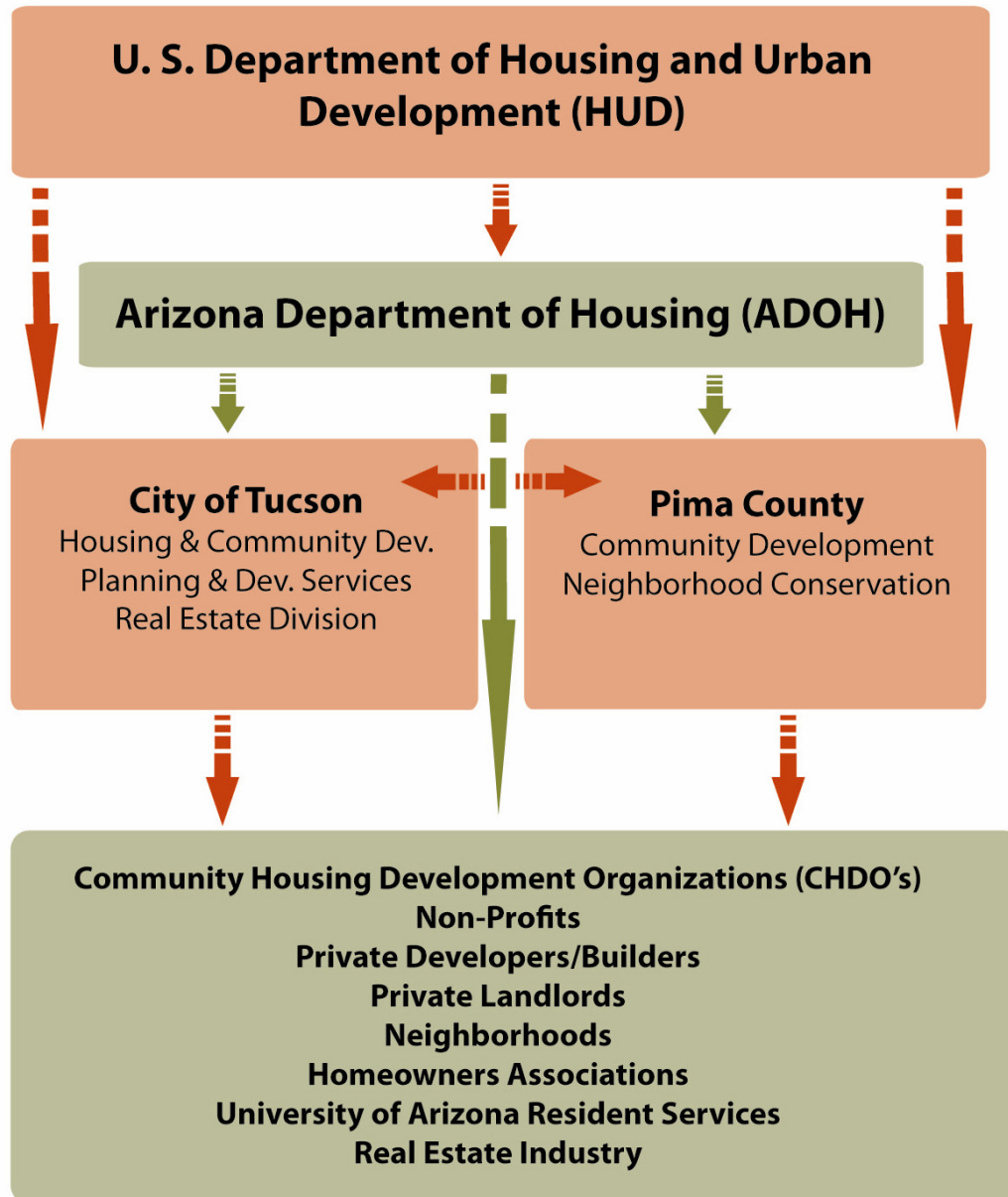
Sustainable Housing Considerations: Based on the City's current General Plan adopted in 2001, and a review of recent housing initiatives, a proposed *sustainable* vision for Tucson's housing stock would integrate a mix of housing types and choices throughout the community. At minimum, this long-term vision should consider: (1) changing market demands and special housing needs; (2) local architectural styles; (3) choices in transportation and mobility; (4) accessibility to employment and neighborhood-based businesses; and (5) a variety of development patterns that create an overall balance between the natural and built environment.

III. Agencies & Organizations Involved in Housing

There are a variety of public and private agencies and organizations involved in Tucson housing as shown in Exhibit 1 on the following page. The remainder of this section provides descriptions of the roles of the local public agencies.



Exhibit 1: Housing Network



Through different departments, the **City of Tucson** has multiple roles in housing, including:

- Landlord
- Funding source
- Regulatory agency (codes, fees, permits)
- Public-private, intergovernmental, and non-profit contractual and development partnerships
- Neighborhood infrastructure and improvements
- Planning and policy

The **City of Tucson Housing and Community Development Department** is primarily federally funded and focuses its efforts on providing affordable housing, supportive services, and neighborhood improvements. This includes owning and operating over 1,500 public housing units and administering contracts for over 5,000 rent-subsidized Section 8 housing units (including over 800 units on behalf of Pima County).

The **City of Tucson Planning and Development Services Department** oversees the development and permitting process for all residential projects within the City limits, as well as code enforcement, design review, and rezoning requests for residential properties.

The City of Tucson, through its **Real Estate Division**, can buy, sell, rezone, reconfigure, or divide land for housing and community development.

City of Tucson Boards and Commissions with a direct role in housing policy and programs are:

- Metropolitan Housing Commission (MHC)
- City of Tucson/Pima County Land Trust (TPCLT)
- Board of Commissioners Public Housing Authority (PHA)
- Building Code Committee, Uniform (UBCC)
- Commission on Disabilities Issues (CODI)
- Community Development Advisory Committee (CDAC)
- Design Review Board (DRB)
- Historical Commission, Tucson-Pima County (TPCHC)
- Housing Trust Fund Citizens Advisory Committee (THTFCAC)
- Industrial Development Authority (IDA)
- Landscape Advisory Committee (LAC)
- Planning Commission (PC)

Housing is one category that formally joins the **City of Tucson and Pima County** in planning, funding, and project implementation. The **U.S. Department of Housing and Urban Development (HUD)** is the primary regulatory and funding agency for local government housing programs. The

City of Tucson and Pima County are a designated Housing and Community Development Consortium undertaking comprehensive planning and program-specific activities in a coordinated effort.

“...the continuing efforts of the Public Housing Authority (PHA) to address the housing needs of the families in the jurisdiction and housing assistance waiting lists and progress in meeting the mission and goals from the Five Year Plan. Those goals include expanding the supply of assisted housing, improving the quality of assisted housing, providing an improved living environment, promoting self-sufficiency and asset development of assisted households and ensuring equal opportunity and affirmatively furthering fair housing.” **Resolution PHA 2011-003, April 5, 2011**

IV. Housing Related Concepts

The following are basic housing-related concepts used in various housing programs:

A. Household and Family Types

- *Low Income (LI).* Not more than 80 percent of area median income.
- *Very Low Income (VLI).* Not more than 50 percent of area median income.
- *Extremely Low Income (ELI).* Not more than 30 percent of area median income.
- *Severely Cost-burdened Households.* Households that spend 50% or more of their income on housing costs.
- *Family.* The term “family” refers only to “family households” in which one or more persons in the household are related to the householder by birth, marriage, or adoption.
- *Families with Children.* Households with a child under age 18 present.
- *Elderly.* Household in which the householder or spouse is age 62 or older, and no children are present.
- *Other Families.* Households with a non-elderly householder and no children in which at least one person is related to the householder by birth, marriage, or adoption; or with subfamilies whose members are related to each other by birth, marriage, or adoption.
- *Non-Family Households.* Households with a single non-elderly person living alone or only with non-relatives.

B. Types of Housing

- Market Rate – rental and home ownership
- Emergency Housing
- Transitional Housing
- Manufactured Housing
- Affordable Housing
- Workforce Housing
- Student Housing

- Senior Housing
- Congregate Care
- Co-Housing
- Live-work

C. Residential Development Patterns: Land Use and Zoning Classifications

- Rural Residence (1R, RH, SH, SR)
- Single Family Residence (R-1, RX-1, RX-2)
- Single Family/Multifamily Residence (R-2)
- Multi-Family residence (R-3)
- Mobile Home (MH-1, MH-2)

V. Recent Housing Initiatives

While the City of Tucson City of Tucson 2001 General Plan includes a Housing Element, there are more recent initiatives that lay out housing policies and recommendations. These initiatives are presented in Exhibit 2 below. The 2001 General Plan can be found on the City website, cms3.tucsonaz.gov/hcd/plans.

Exhibit 2: Recent City of Tucson Initiatives Related to Housing

Document	Year	Policies & Recommendations (web links)
City of Tucson and Pima County Analysis of Impediments to Fair Housing Choice (AI)	2009	www.pima.gov/ced/resource/cons/documents/PimaTucsonConsortiumAnalysis
City of Tucson and Pima County 5-year Consolidated Plan	2010	cms3.tucsonaz.gov/hcd/plans
Affordable Housing Strategies	2010	cms3.tucsonaz.gov/hcd/plans
City of Tucson Strategic Work Plan	2010 - 2011	cms3.tucsonaz.gov/strategicworkplan
5-Year Agency Plan -Section 8 Voucher	2011	cms3.tucsonaz.gov/hcd/plans
5-year Agency Plan - Public Housing	2011	cms3.tucsonaz.gov/hcd/plans
50+ Area and Neighborhood Plans	N/A	cms3.tucsonaz.gov/hcd/plans

VI. Vision for Housing

The City of Tucson 2001 General Plan contains what is referred to as a regional vision for housing on page 9-1 of Element 9. This vision references the following concepts:

- Appropriate southwestern architectural styles and materials
- Energy efficiency
- High quality design
- Sense of place
- Appropriate scale and intensity
- Positive visual identity and image
- Healthy identifiable neighborhoods
- Rehabilitation and preservation of existing housing stock and protection of vital historic neighborhoods
- Conversion of vacant and underutilized structures to viable dwellings
- Well-designed infill development of all densities that are appropriately integrated with compatible land uses
- Preservation of open space
- Safe, affordable housing
- Ample mixture of available housing to address special housing needs of the elderly, people with physical and emotional disabilities, the homeless, and those requiring group and foster care
- Assisted housing for persons and families with low and moderate income

VII. Housing Trends

Exhibit 3 on the following page shows data regarding Tucson's housing stock and changes as applicable over the past ten years. Except where noted, the following information came from the Census 2000 and Census 2010, U.S. Census Bureau.

Exhibit 3: Housing Trends

Note: Missing data will be filled in as obtained.

City of Tucson	2000	Percent	2010	Percent
Total Population	486,699		520,116	
Area (square miles)	227.7			
Total Housing Units	209,792	100	226,855	
Housing Types				
Single family	119,609	57.0	135,288	
Multi-family	72,943	42.9	75,814	
Mobile home	16,325	7.8	15,214	
RV, van, etc.	915	0.4		
Owner / Renter				
Occupied housing units	192,891	100	205,390	
Owner occupied	103,056	53.4	106,651	
Renter occupied	89,835	46.6	98,739	
Housing Stock / Condition				
Number of Units 50 Years Old or Older	17,888		48,171	
Median Home Value	\$121,300		\$218,400	
Average Sale Price (TAR)	\$156,373		\$189,352	
Land Costs per SF			\$114	
Household Composition				
Estimated Homeless	1,373		7,812	
Seniors w/Disabilities	57,112		pending	
Households with Children	61,430		61,636	
Adult Households w/o children	130,255		142,712	
U of A Student Enrollment (student housing capacity tbd)	34,490		38,767	

VIII. Housing Indicators

The following is a list of measurable indicators that can help interpret the housing market in Tucson:

- Homelessness
- Household composition
- Housing conditions
- Housing costs (utilities, rent, insurance, mortgage, upkeep)
- Neighborhood infrastructure
- Accessibility
- Sales and financing data
- Construction data
- Foreclosures
- Location efficiencies and land use patterns
- Assisted living
- Affordability
- Energy efficiency
- Subsidized housing waiting lists

IX. Identified Housing Themes

The following recurring themes emerged from a review of the recent housing initiatives (see Section V), and provide a starting place for the development of housing policy for Plan Tucson.

- Housing Preservation
- Housing Supply
- Housing Mix (type and affordability)
- Housing Quality
- Housing Efficiency
- Housing Choice/Access
- Housing Location
- Housing Design
- Homelessness
- Housing Resources
- Targeted Neighborhood Revitalization
- Comprehensive Community Development – Transportation, Jobs, Housing, Open Space, and Business/Commerce

*S:/Planning/Plan Tucson/Working Groups/Socioeconomic Prosperity Working Group/
Working Documents/Housing Working Document 7-22-11.doc*

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